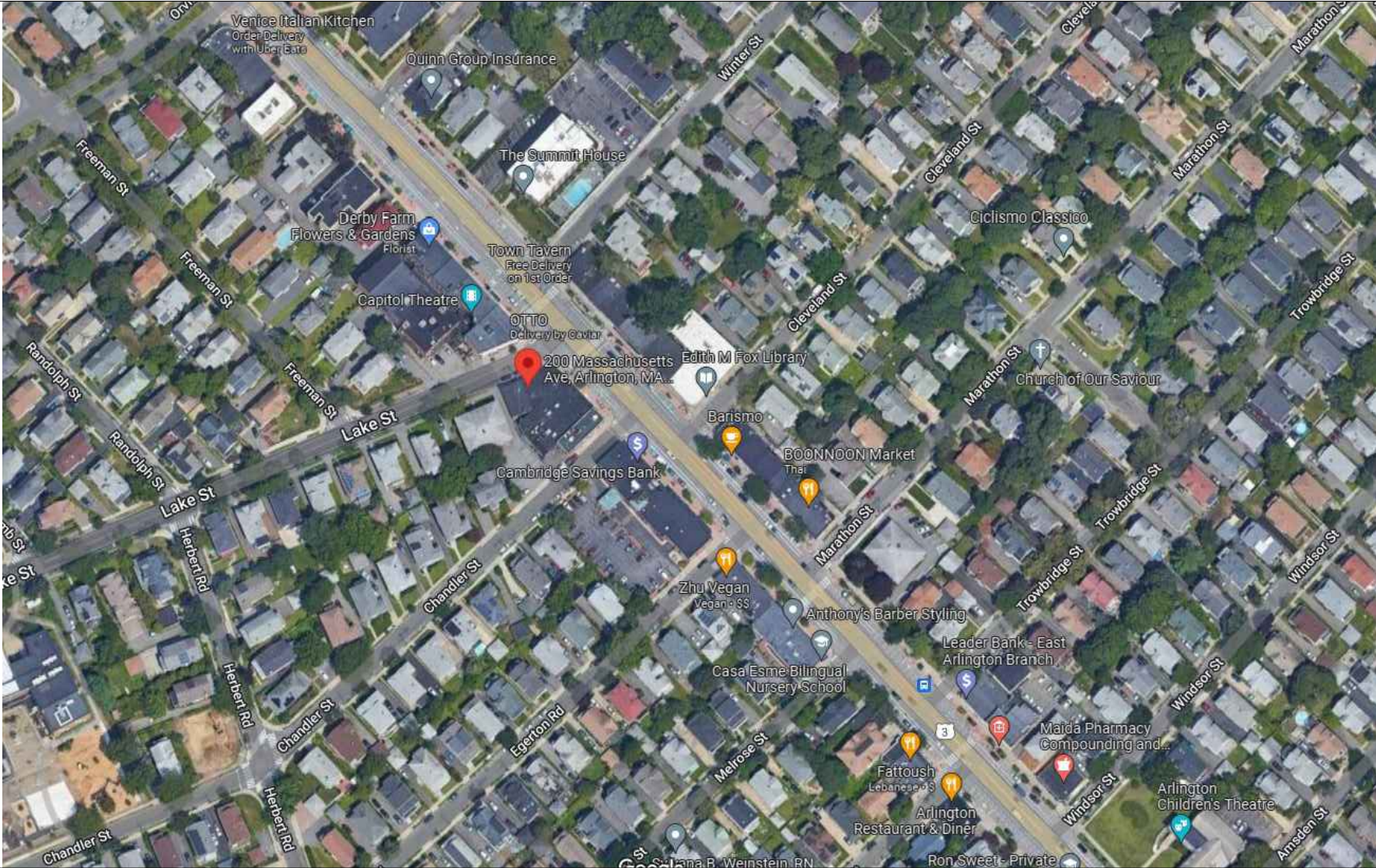


PROPOSED MIXED-USE BUILDING :

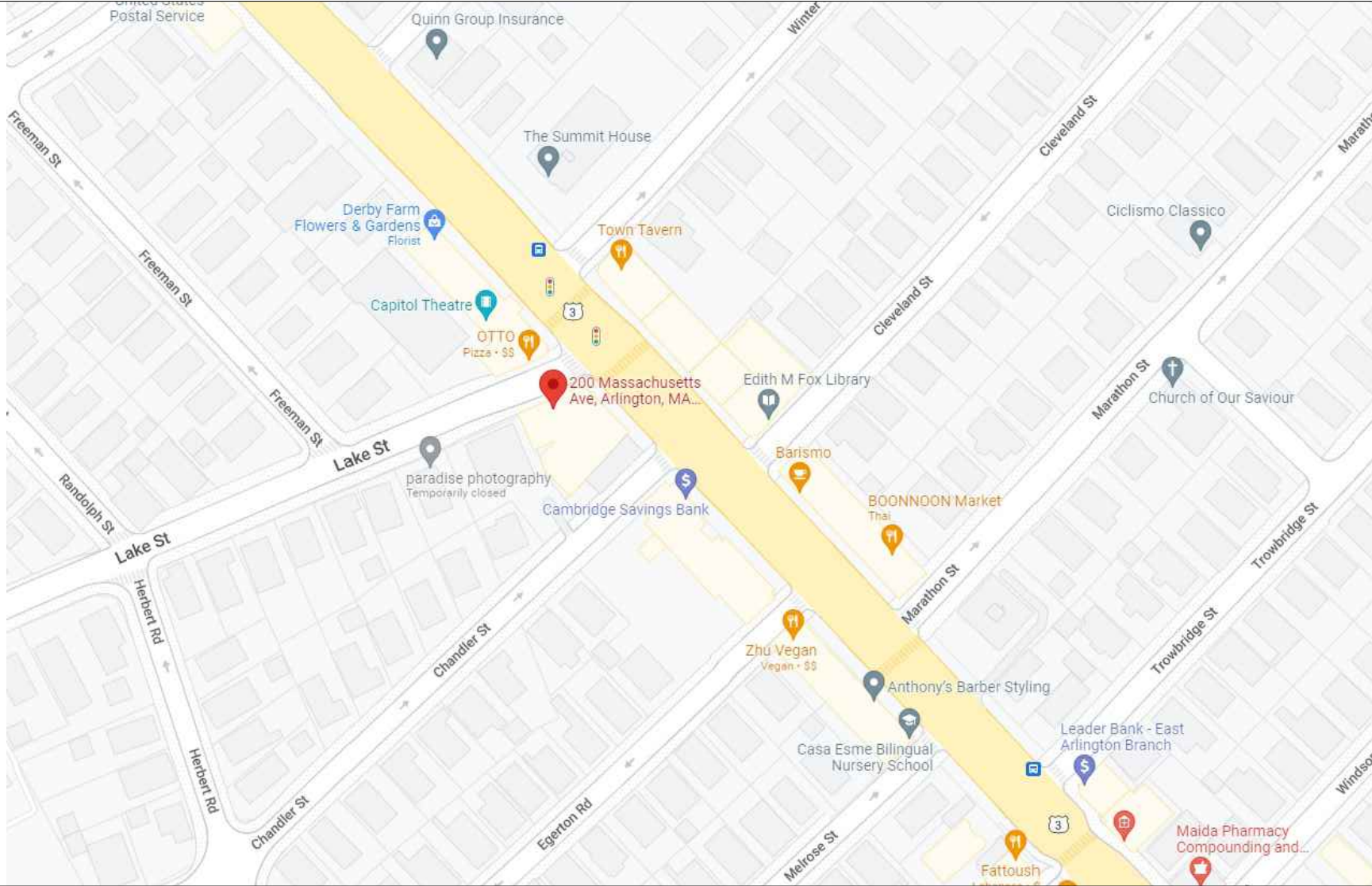
190-200 Massachusetts Ave, Arlington, MA



EXISTING SITUATION



AERIAL VIEW



LOCUS MAP

ARCHITECTURAL VISUALIZATION

ZONING SUMMARY

ZONE: B3 DISTRICT
MIN. LOT AREA: -
MIN. FRONTAGE: 50'
USABLE OPEN SPACE: 20%
MAX. HEIGHT: 60'
PROPOSED: ~48'
MAX. STORIES: 5 STORIES
PROPOSED: 4 STORIES
MAX. FAR: 3
PROPOSED FAR: 2.77

SETBACK REQUIREMENTS:

- FRONT: 0'
- SIDE: 0' (5'+2'+2')
- REAR: (H+L)/6

PARKING SPACE DIMENSIONS

- OPEN 8'-6"X18'
- COMPACT 8'X16' (20% MAX.)
- PARALLEL 8'X22"
- AISLE 24'

PROPOSED SETBACKS:

FRONT: 0'
SIDE: 7'-6"
REAR: 7'-6"

PROJECT SUMMARY

ZONE: B3 DISTRICT
LOT AREA: 11,134 SF.
FRONTAGE: 102'
PROPOSED OPEN SPACE: 28%
PROPOSED HEIGHT: 45'
PROPOSED STORIES: 4
PROPOSED FAR: 2.90
PROPOSED GFA: 32,366 SF.

GRADE LEVEL

RETAIL TENANT A 2730 SF
RETAIL TENANT B 1542 SF
TOTAL 4772 SF

2nd. LEVEL

RESIDENTIAL UNIT 201 623 SF
RESIDENTIAL UNIT 202 646 SF
AFFORDABLE UNIT 203 417 SF
RESIDENTIAL UNIT 204 672 SF
AFFORDABLE UNIT 205 830 SF
RESIDENTIAL UNIT 206 742 SF
RESIDENTIAL UNIT 207 776 SF
RESIDENTIAL UNIT 208 692 SF
RESIDENTIAL UNIT 209 558 SF
RESIDENTIAL UNIT 210 743 SF
TOTAL 6699 SF

3rd. LEVEL

RESIDENTIAL UNIT 301 623 SF
RESIDENTIAL UNIT 302 646 SF
RESIDENTIAL UNIT 303 417 SF
AFFORDABLE UNIT 304 672 SF
RESIDENTIAL UNIT 305 830 SF
RESIDENTIAL UNIT 306 742 SF
AFFORDABLE UNIT 307 776 SF
RESIDENTIAL UNIT 308 692 SF
RESIDENTIAL UNIT 309 558 SF
RESIDENTIAL UNIT 310 743 SF
TOTAL 6699 SF

4TH. LEVEL

RESIDENTIAL UNIT 401 543 SF
RESIDENTIAL UNIT 402 585 SF
RESIDENTIAL UNIT 403 560 SF
RESIDENTIAL UNIT 404 440 SF
RESIDENTIAL UNIT 405 830 SF

RESIDENTIAL UNIT 406 742 SF
RESIDENTIAL UNIT 407 776 SF
AFFORDABLE UNIT 408 692 SF
RESIDENTIAL UNIT 409 558 SF
RESIDENTIAL UNIT 410 743 SF
TOTAL 5822 SF

ARCHITECT:

DAVID BARSKY - ARCHITECT
320 Nevada Street,
Newton, MA 02460
MAX. 617.448.5872

CIVIL P.E.:

Allen & Major Associates
100 Commerce Way,
Woburn, MA 01801

SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	01.16.2023
ARCHITECTURAL		
A-001	GENERAL NOTES	01.16.2023
A-100	PARKING LEVEL/BASEMENT PLAN	01.16.2023
A-101	1-ST LEVEL FLOOR PLAN	01.16.2023
A-102	2-ND LEVEL FLOOR PLAN	01.16.2023
A-103	3-RD LEVEL FLOOR PLAN	01.16.2023
A-104	4TH LEVEL FLOOR PLAN	01.16.2023
A-105	ROOF PLAN	01.16.2023
A-300	ELEVATIONS	01.16.2023
AV	ARCHITECTURAL VISUALIZATION	01.16.2023
AV	ARCHITECTURAL VISUALIZATION	01.16.2023
AS	SHADOW STUDY	01.16.2023



ARCHITECTURAL VISUALIZATION IN CONTEXT

06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

 <div>COMMERCIAL RESIDENTIAL HOSPITALITY 320 NEVADA STREET, SUITE 301 NEWTON, MA 02460 T: 617.448.5872 E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM</div>	
CLIENT INFORMATION	
SUMMIT REAL ESTATE STRATEGIES LLC.	
PROJECT LOCATION	
190-200 Massachusetts Ave Arlington, MA 02474	
DRAWING TITLE	
COVER SHEET	
SCALE	DATE
1/8"=1'-0"	October 2022
PROJECT NO.	REVISION NO.
	0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-000

ARCHITECTURAL ABBREVIATIONS

AND		C	E	F	J	N	R	S	W		
A	AB ANCHOR BOLT ACFL ACCESS FLOOR ACOUS ACOUSTICAL ACT ACOUSTICAL CEILING TILE AD AREA DRAIN ADD ADDENDUM ADDL ADDITIONAL ADJ ADJUSTABLE ADJ ADJACENT ADMIN ADMINISTRATION AFF ABOVE FINISH FLOOR AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM ANUN ANNUNCIATOR AP ACCESS PANEL APC ARCHITECTURAL PRECAST CONCRETE APROX APPROXIMATE ARCH ARCHITECTURAL AUTO AUTOMATIC AWT ACOUSTICAL WALL TREATMENT	CD COILING DOOR CG COILING GRILLE CL CENTER LINE CLG CEILING CLR CLEAR CM CONSTRUCTION MANAGER CMU CONCRETE MASONRY UNIT CO CLEANOUT COL CASSED OPENING COL COLUMN COMB COMBINATION-ED CONC CONCRETE CONF CONFERENCE CONN CONNECT/ED-I-ION CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR COORD COORDINATE CORR CORRIDOR CPT CARPET CT CERAMIC TILE CTR CENTER CTSK COUNTERSUNK CABINET UNIT HEATER CUH CURTAIN WALL CW COLD WATER CYL CYLINDER	EJT EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EQ EQUAL EQUIP EQUIPMENT END SECTION EWC ELECTRIC WATER COOLER EVA EXHAUST AIR EVA EXCAVATE/ED-I-ION EXP EXISTING EXP EXPANSION EXF EXTERIOR EXF EXISTING E EXHAUST FAN ELECTRIC CABINET GEN GENERATOR EIFS EXTERIOR INSULATION AND FINISH SYSTEM EXP EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR DMERG EMERGENCY ENCL ENCLOSURE ENTR ENTRANCE EQ EQUAL EQUIP EQUIPMENT END SECTION EWC ELECTRIC WATER COOLER EVA EXHAUST AIR EVA EXCAVATE/ED-I-ION EXP EXISTING EXP EXPANSION EXT EXTERIOR	FRMG FRAMING FS FULL SIZE FS FLOOR SINK FSTOP FIRESTOPPING FTG FOOTING FTR FIN TUBE RADIATION FURR FURRING FUT FUTURE	JAN JANITOR JB JUNCTION BOX JST JOIST JT JOINT	NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NT NOTE NTS NOT TO SCALE	R R RADIUS R RISER RA RETURN AIR RAD RADIATION RS RESILIENT BASE RD ROOF DRAIN RE RELOCATE EXISTING REC RECESSED REF REFERENCE REFR REFRIGERATOR REG REGISTER REIN REINFORCE/ED-ING REM REMOVE REQD REQUIRED RET RETAINING REV REVERSE REV REVISE RFV RESILIENT FLOOR RH ROOF HATCH RM ROOM RO ROUGH OPENING RS ROUGH SLAB RWC RAIN WATER CONDUCTOR	STS STEEL STRUCTURE SUVV SUPERVISOR SUSP SUSPENDED SW STEEL WINDOWS SW SWITCH SWD SOFTWOOD SYM SYMMETRICAL	W W WIDTH W WIDE FLANGE W WITH WIO WITHOUT WC WATER CLOSET WC WALL COVERING WD WOOD WDW WINDOW WG WALL GUARD WH WALL HOOK WHCH WHEELCHAIR WHTR WATER HEATER WP WATERPROOF WR WASTE RECEPTACLE WS WEATHERSTRIP WSCS WAINSCOT WT WINDOW TREATMENT WV WEIGHT WW WOOD WINDOW WWF WELDED WIRE FABRIC		
B	BA BUILDING ACCESSORY BBB BULLETIN BOARD BC BRICK COURSES BD BOARD BFE BOTTOM FOOTING ELEVATION BG BUMPER GUARD BIT BITUMINOUS BKT BRACKET BLDG BUILDING BLKG BLOCKING BLT BORROWED LIGHT BLW BELOW DM DEAM DO BY OWNER BY OWNER FUTURE BOT BOTTOM BRICK BRICK BRG BEARING BRL BRICK LEDGE BSMT BASEMENT BTWN BETWEEN BUR BUILT-UP ROOFING	D DEMO DEPTH OR DEEP DEPR DEMOLITION DEPT DEPARTMENT DET DETAILS DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIFF DIFFUSER DIM DIMENSION DISP DISPENSER BY OWNER BY OWNER FUTURE BOT BOTTOM BRICK BRICK BRG BEARING BRL BRICK LEDGE BSMT BASEMENT BTWN BETWEEN BUR BUILT-UP ROOFING	D DEMO DEPTH OR DEEP DEPR DEMOLITION DEPT DEPARTMENT DET DETAILS DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIFF DIFFUSER DIM DIMENSION DISP DISPENSER BY OWNER BY OWNER FUTURE BOT BOTTOM BRICK BRICK BRG BEARING BRL BRICK LEDGE BSMT BASEMENT BTWN BETWEEN BUR BUILT-UP ROOFING	F FA FIRE ALARM FB FIRE BLANKET FD FLOOR DRAIN FDR FIRE DEPARTMENT VALVE FDN FOUNDATION FDF FIRE DEPARTMENT VALVE FE FIRE EXTINGUISHER FGS FOAM GASKET SEAL FH FIRE HOSE FHP FULL HEIGHT PARTITION FHV FIRE HOSE VALVE FIN FINISH FIXT FIXTURE FL FLOOR FLW FLOW LINE FLASH FLASHING FLEX FLEXIBLE FLG FLANGE FLUOR FLUORESCENT FP FIRE PROOFING	H H HIGH HB HOSE BIB HD HAND DRYER HDCP HANDICAP HDR HEADER HDW HARDWARE HM HOLLOW METAL HORIZ HORIZONTAL HPT HIGHPOINT HR HANDRAIL HT HEIGHT HTR HEATER HVAC HEATING, VENTILATING, AIR CONDITIONING HW HOT WATER HWD HARDWOOD	M M MIDDLE MAN MANUAL MATL MATERIAL MAX MAXIMUM MBD MARKER BOARD MC MEDICINE CABINET MCU MODULAR COOLING UNIT MECH MECHANICAL MEMB MEMBRANE MET METAL MEZZ MEZZANINE MFR MANUFACTURER MH MANHOLE MHC MATERIAL HANDLING CONVEYOR MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MO MASONRY OPENING MONO MONOLITHIC MPC METAL PAN CEILING MPU MULTI-PURPOSE UNIT MTD MOUNTED MTR MOTOR MULL MULLION	P PART PB PUSH BUTTON PC PRECAST CONCRETE PCD PAPER CLIP DISPENSER PED PEDESTAL PL PLATE PL PROPERTY LINE PLAM PLASTER FLG PLASTER PLW PLYWOOD PNL PANEL PAIR PAIR PRELIM PRELIMINARY PRES PLASTIC RESIN PRESS PRESSURE PRIM PRIMARY PROJ PROJECTION PRV POWER ROOF VENTILATOR PAINT PAINT FTC PAPER TOWEL CABINET PTR PRINTER PVC POLYVINYL CHLORIDE	S S SINK SCHED SCHEDULE SD SHOWER DRAIN SD SMOKE DAMPER SDISP SOAP DISPENSER SECT SECTION SECT SECRETARY SF STORE FRONT SF SQUARE FOOT SH SHOWER SHD SHOWER HEAD SHT SHEET SHT SHEATHING SIM SIMILAR SL SEALER SUNT SURFACE MOUNTED SLV SLEEVE SM SURFACE MOUNTED SNC SANITARY NAPKIN CABINET SND SANITARY NAPKIN DISPOSER SOG SLAB ON GRADE SPF STANDPIPE SPEC SPECIFICATIONS SPE SINGLE PLY ROOF SQ SQUARE SQ YD SQUARE YARD SR SERVICE RECEPTOR SS SERVICE SINK SST STREET ST STONE TILE STC SOUND TRANSMISSION STD STANDARD STL STEEL STN STONE STNL STONE LEDGE STOR STORAGE STRUCT STRUCTURAL	T TRANSFORMER TS TUBE SECTION TV TELEVISION TYP TYPICAL	U URINAL UC UNDERCUT UGF UNDER FLOOR DUCT UG UNDERGROUND UH UNIT HEATER UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE US UTILITY SHELF UTL UTILITY	V VALVE CABINET VENT VENTILATION VERT VERTICAL VEST VESTIBULE VR VAPOR RETARDER VTR VENT THROUGH ROOF
C	C CHANNEL C DISP CLIP DISPENSER CAB CABINET CG CORNER GUARD CH COAT HOOK CJT CONTROL JOINT CCTV CLOSED CIRCUIT TELEVISION	E EXIST E EXISTING EC ELECTRIC CABINET EF EXHAUST FAN EIFS EXTERIOR INSULATION AND FINISH SYSTEM	E EXIST E EXISTING EC ELECTRIC CABINET EF EXHAUST FAN EIFS EXTERIOR INSULATION AND FINISH SYSTEM	I IC INTERCOM ID INSIDE DIAMETER IN INCH INSUL INSULATION INT INTERIOR ISO ISOLATION	Q QUARRY TILE	Q QUARRY TILE	Q QUARRY TILE	Q QUARRY TILE	Q QUARRY TILE		

SYMBOLS

	LEVEL LINE, CONTROL OR DATUM ELEVATION		DETAIL REFERENCE DRAWING NUMBER
	REVISION NUMBER		EXTERIOR ELEVATION NUMBER
	PARTITION TYPE		INTERIOR ELEVATION KEY
	CASEWORK TYPE		ROOM/SPACE NUMBER
	INTERIOR WINDOW TYPE		DOOR NUMBER
	WINDOW TYPE		
	COLUMN REFERENCE GRID		DASH AND DOT CENTER LINE
	BUILDING SECTION REFERENCE DRAWING NUMBER		DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES
	WALL SECTION REFERENCE DRAWING NUMBER		
	SECTION DETAIL REFERENCE DRAWING NUMBER		
	DIMENSION LINE		
	BREAK LINE TO BREAK OFF PARTS OF A DRAWING		
	DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND		

INDICATION OF MATERIALS


EARTH		EARTH COMPACT FILL		POROUS FILL/ GRAVEL
CONCRETE		CONCRETE		SAND MORTAR
MASONRY		BRICK		CONCRETE MASONRY UNIT
STONE		RUBBLE		MARBLE
METAL		STEEL/IRON		ALUMINUM
WOOD		WOOD SHIM		CONTINUOUS BLOCKING
GLASS		GLASS		GLASS BLOCK
INSULATION		BATT/ LOOSE FILL		RIGID
FINISHES		FIRE SAFING		GYPSUM WALL BOARD
		ACOUSTICAL TILE		

GENERAL NOTES

- GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
- SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
- CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
- QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
- COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
- MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
- EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
- SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
- GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
- TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
- STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
- PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
- TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
- ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
- THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
- CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
- HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
- SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
- ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1 in WITH A FLAME SPREAD RATING OF 0 TO .25.
- SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
- BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
- ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

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01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



DAVID BARSKY ARCHITECT, INC.

**COMMERCIAL
RESIDENTIAL
HOSPITALITY**

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DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM

CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

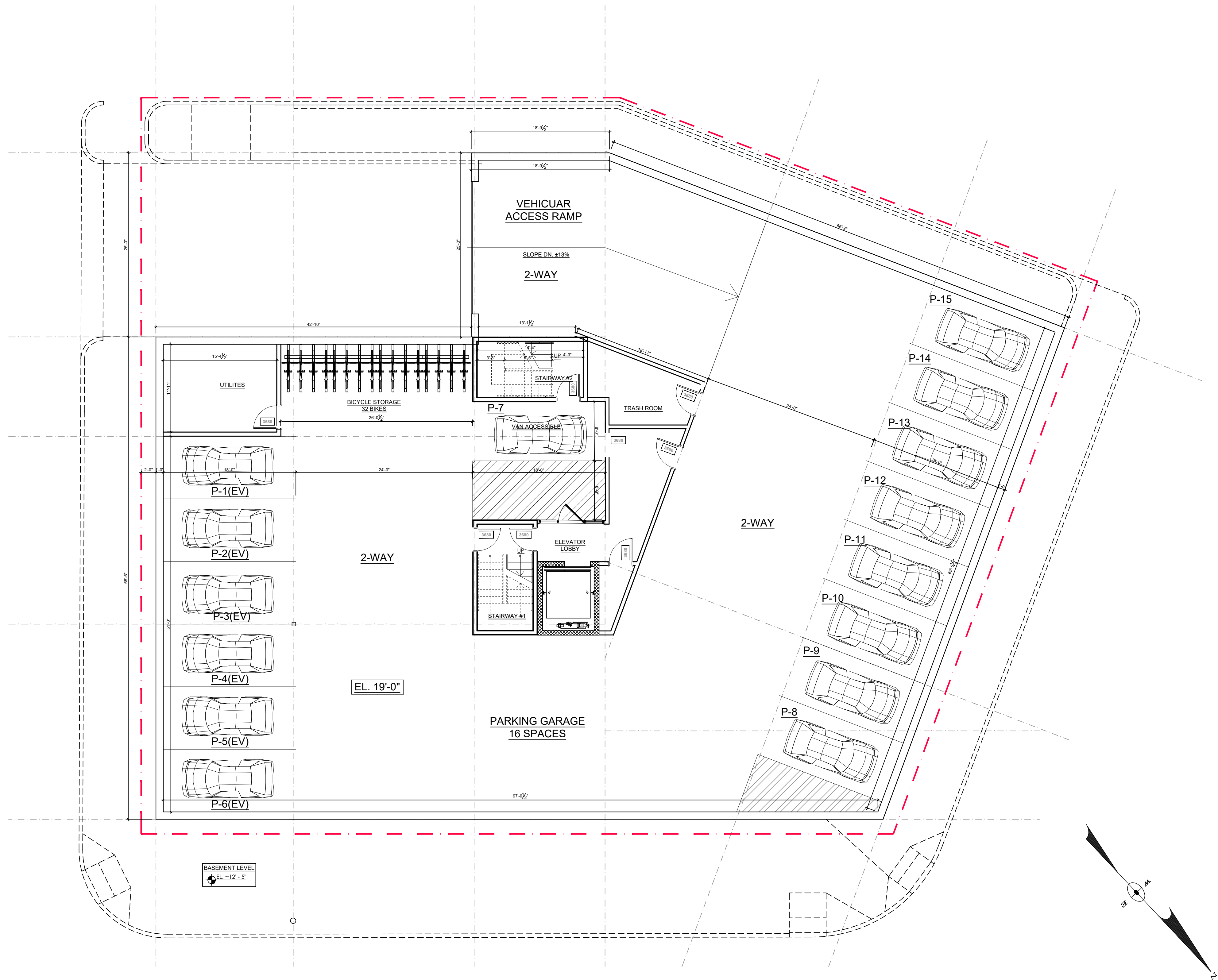
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

GENERAL NOTES

SCALE	NTS	DATE	October 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY		DRAWING NO.	A-001
VERIFIED BY			



06	01.16.2023	ISSUED FOR REVIEW	
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ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

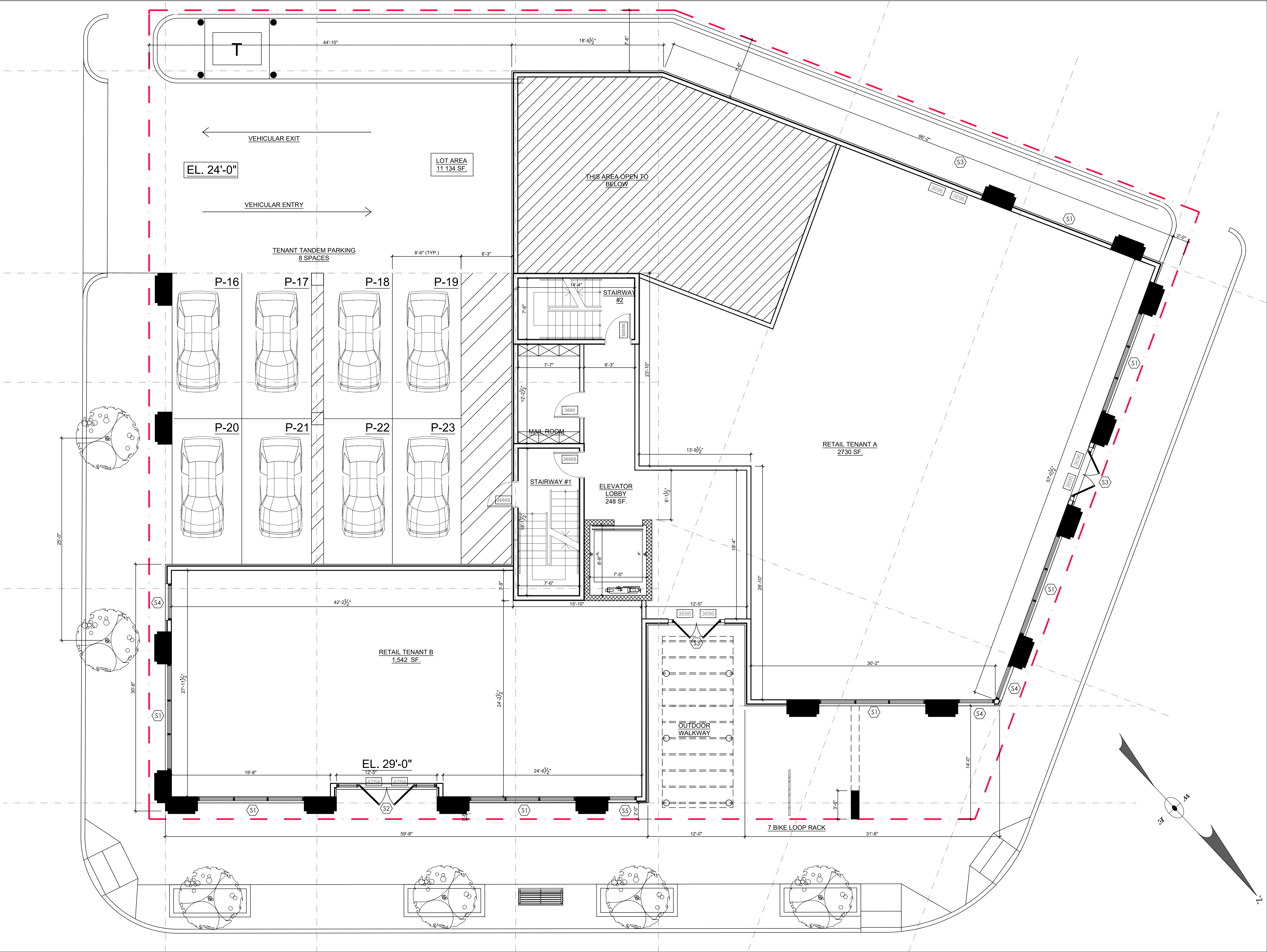
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

PARKING/ BASEMENT
LEVEL

SCALE	1/8"=1'-0"	DATE	October 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY		DRAWING NO.	A.100
VERIFIED BY			



06	01.16.2023	ISSUED FOR REVIEW	
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ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

1-st LEVEL FLOOR PLAN

SCALE
3/16"=1'-0"

DATE
October 2022

PROJECT NO.

REVISION NO.

DRAWN BY

DRAWING NO.


VERIFIED BY

A.101



06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
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ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

2nd. LEVEL PLAN

SCALE

3/16"=1'-0"

PROJECT NO.

DATE

October 2022

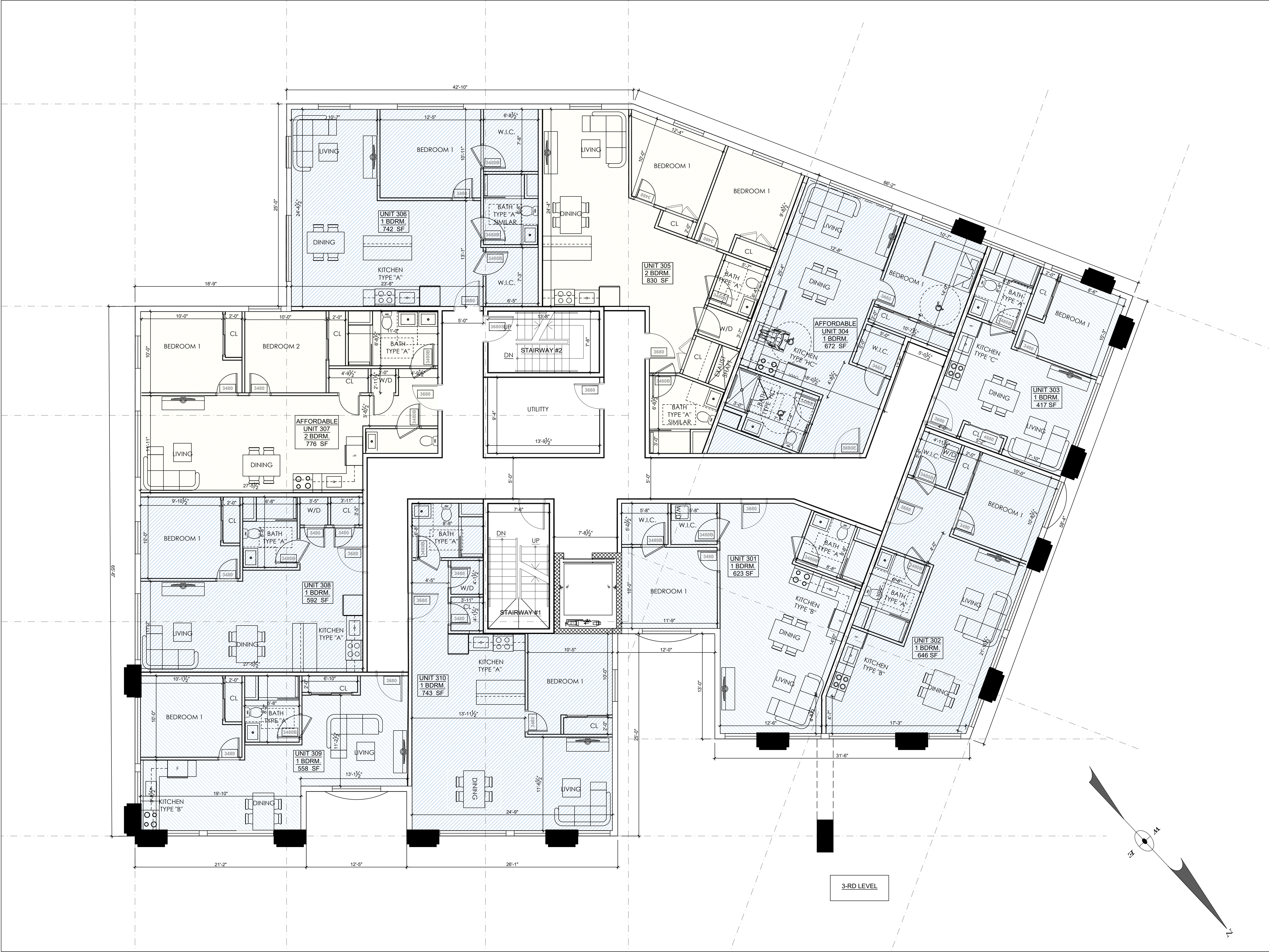
REVISION NO.

DRAWN BY

VERIFIED BY

DRAWING NO.

A.102



06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

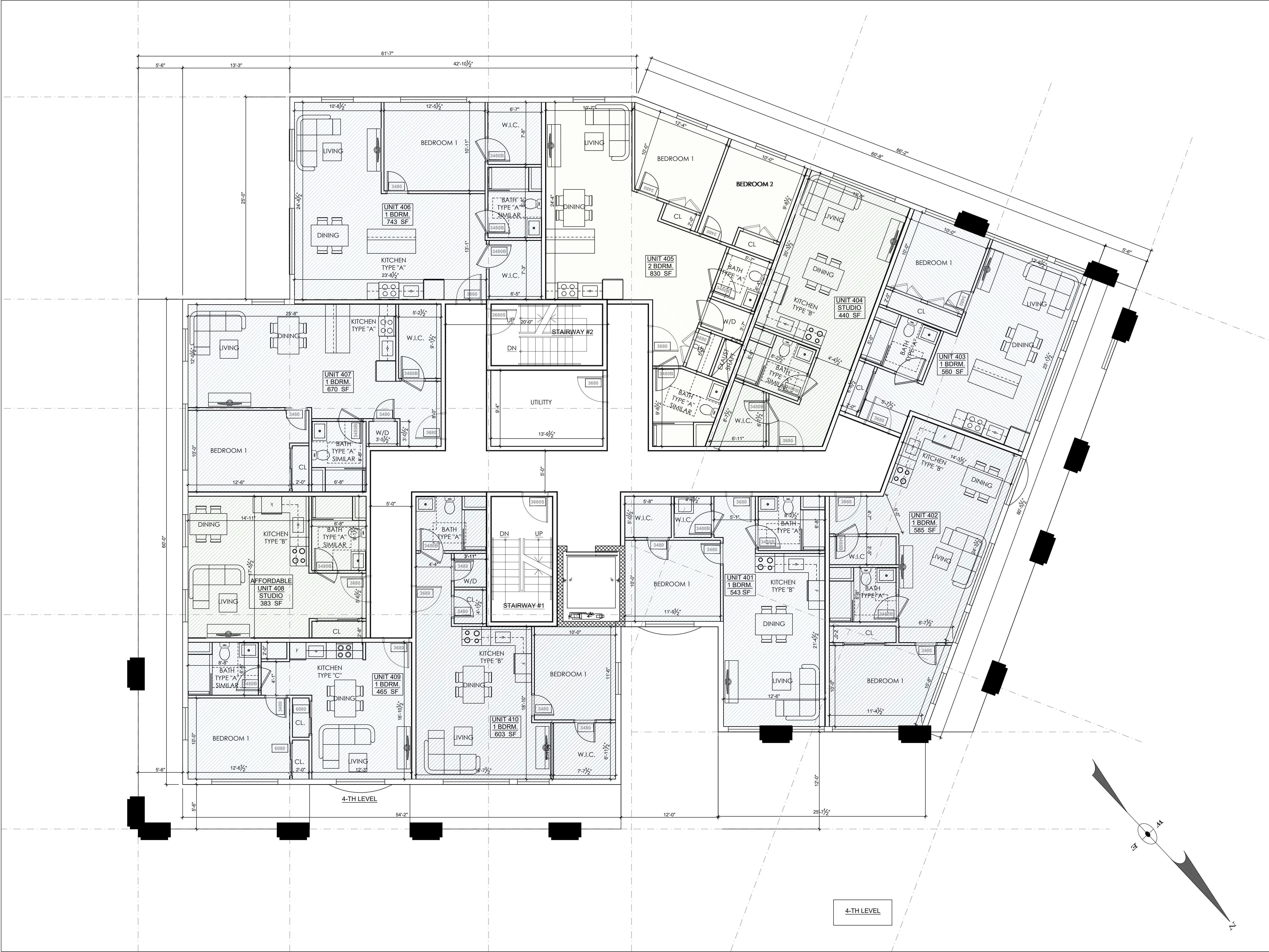
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

3rd. LEVEL PLAN

SCALE	DATE
3/16"=1'-0"	October 2022
PROJECT NO.	REVISION NO.
	0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.103



06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

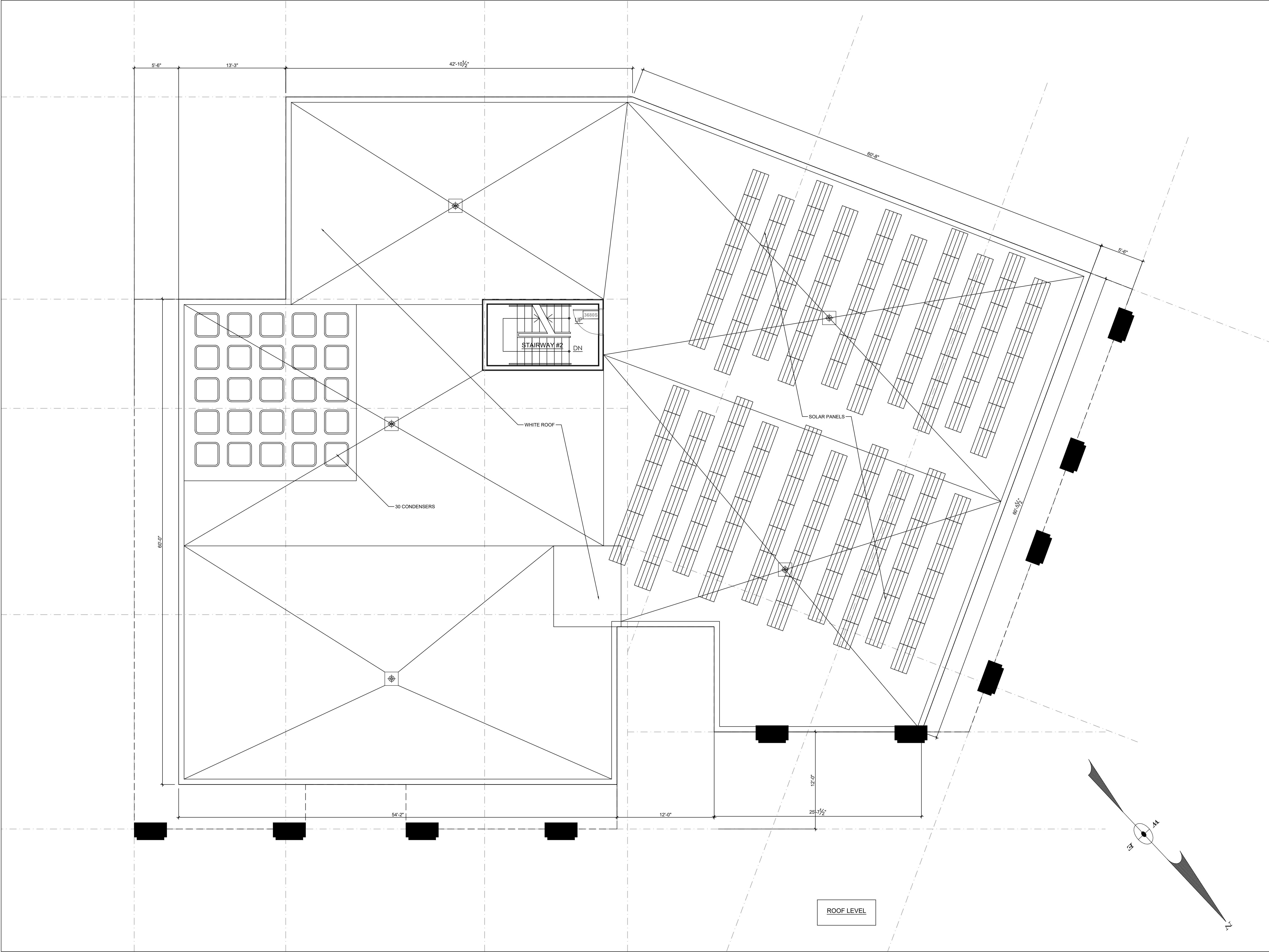
PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

ROOF PLAN

SCALE	DATE
3/16"=1'-0"	October 2022
PROJECT NO.	REVISION NO.
	0
DRAWN BY	DRAWING NO.
VERIFIED BY	A.104



06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

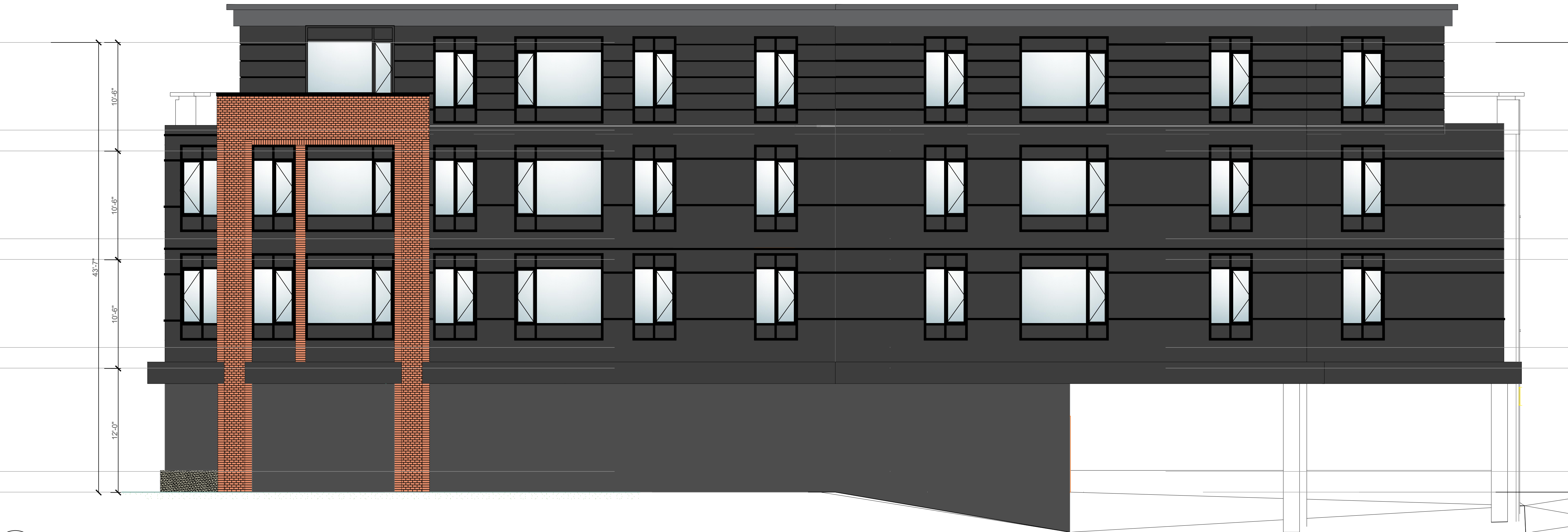
ROOF PLAN

SCALE	DATE
3/16"=1'-0"	October 2022
PROJECT NO.	REVISION NO.
	0

DRAWN BY	DRAWING NO.
VERIFIED BY	A.105




1 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE 3/16" = 1'-0"

06	01.16.2023	ISSUED FOR REVIEW	
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04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:

 <div>COMMERCIAL RESIDENTIAL HOSPITALITY 320 NEVADA STREET, SUITE 301 NEWTON, MA 02460 T: 617.448.5872 E-MAIL: DAVID.BARSKY@DAVIDBARSKYARCHITECT.COM</div>	
CLIENT INFORMATION	
SUMMIT REAL ESTATE STRATEGIES LLC.	
PROJECT LOCATION	
190-200 Massachusetts Ave Arlington, MA 02474	
DRAWING TITLE	
ELEVATIONS	
SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO.
VERIFIED BY	A-300



3 EAST ELEVATION
SCALE 3/16" = 1'-0"



4 WEST ELEVATION
SCALE 3/16" = 1'-0"

06	01.16.2023	ISSUED FOR REVIEW	
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03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION
SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION
190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE
ELEVATIONS

SCALE 3/16"=1'-0"	DATE October 2022
PROJECT NO.	REVISION NO. 0
DRAWN BY	DRAWING NO. A-301
VERIFIED BY	



VIEW FROM INTERSECTION OF MASS AVE AND LAKE STREET

06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
02	11.09.2022	ISSUED FOR INFORMATION	
01	10.31.2022	ISSUED FOR INFORMATION	0
SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION

SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION


190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE

VISUALIZATION

SCALE	NTS	DATE	October 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY		DRAWING NO.	AV
VERIFIED BY			



06	01.16.2023	ISSUED FOR REVIEW	
05	12.21.2022	ISSUED FOR REVIEW	
04	12.14.2022	ISSUED FOR INFORMATION	
03	12.01.2022	ISSUED FOR INFORMATION	
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CLIENT INFORMATION

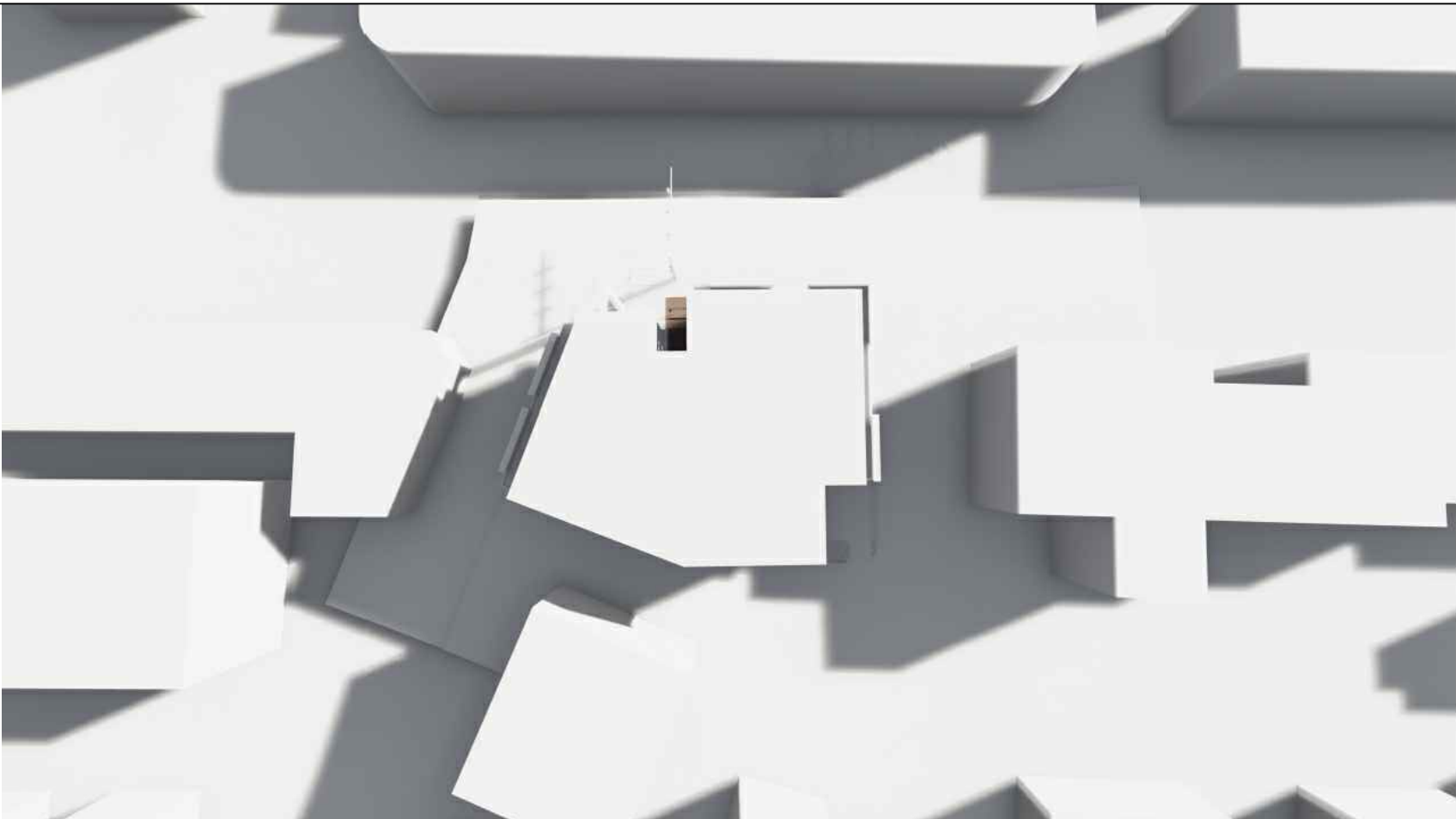
SUMMIT REAL ESTATE STRATEGIES LLC.

PROJECT LOCATION

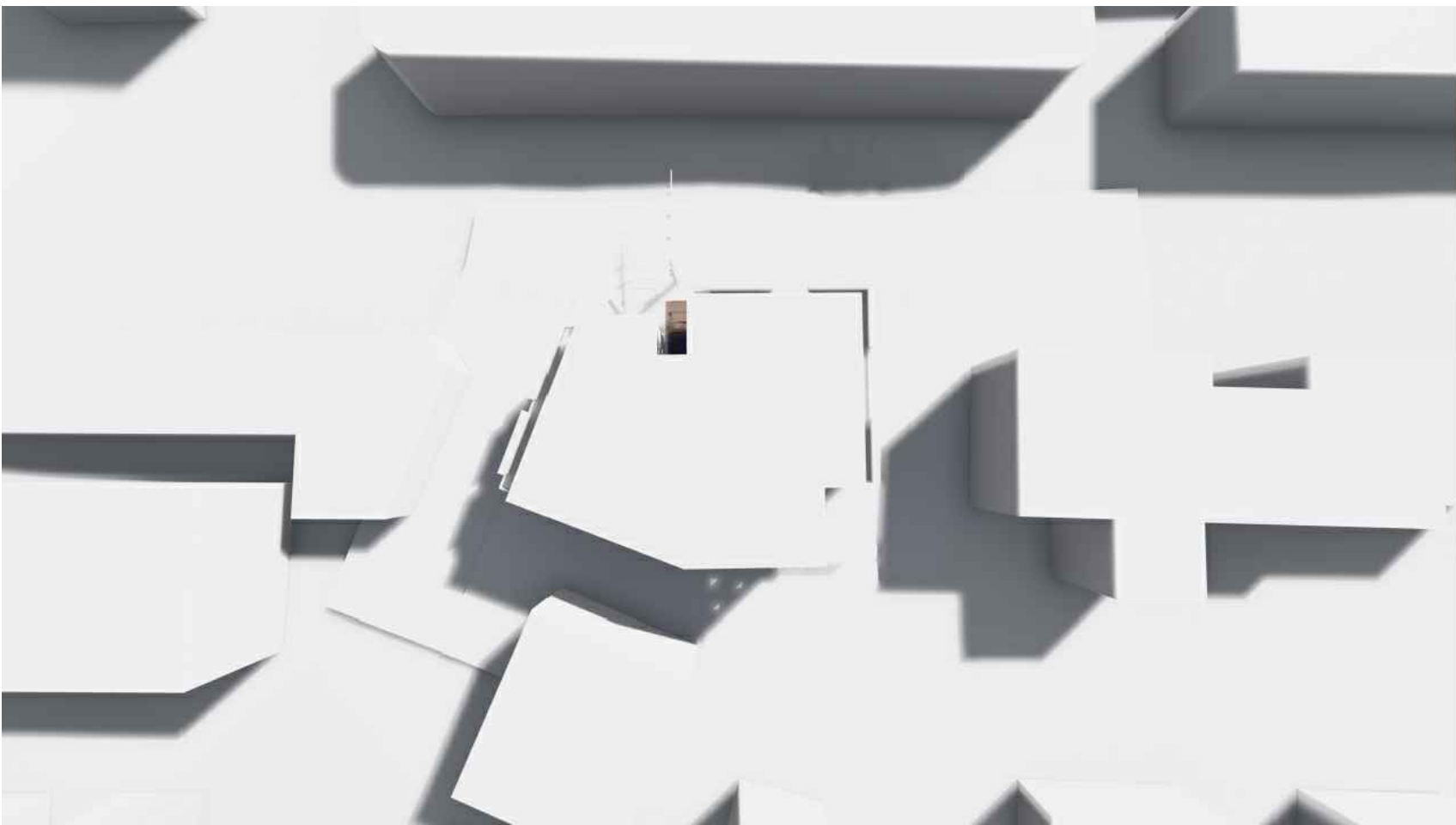
190-200 Massachusetts Ave
Arlington, MA 02474

DRAWING TITLE
VISUALIZATION

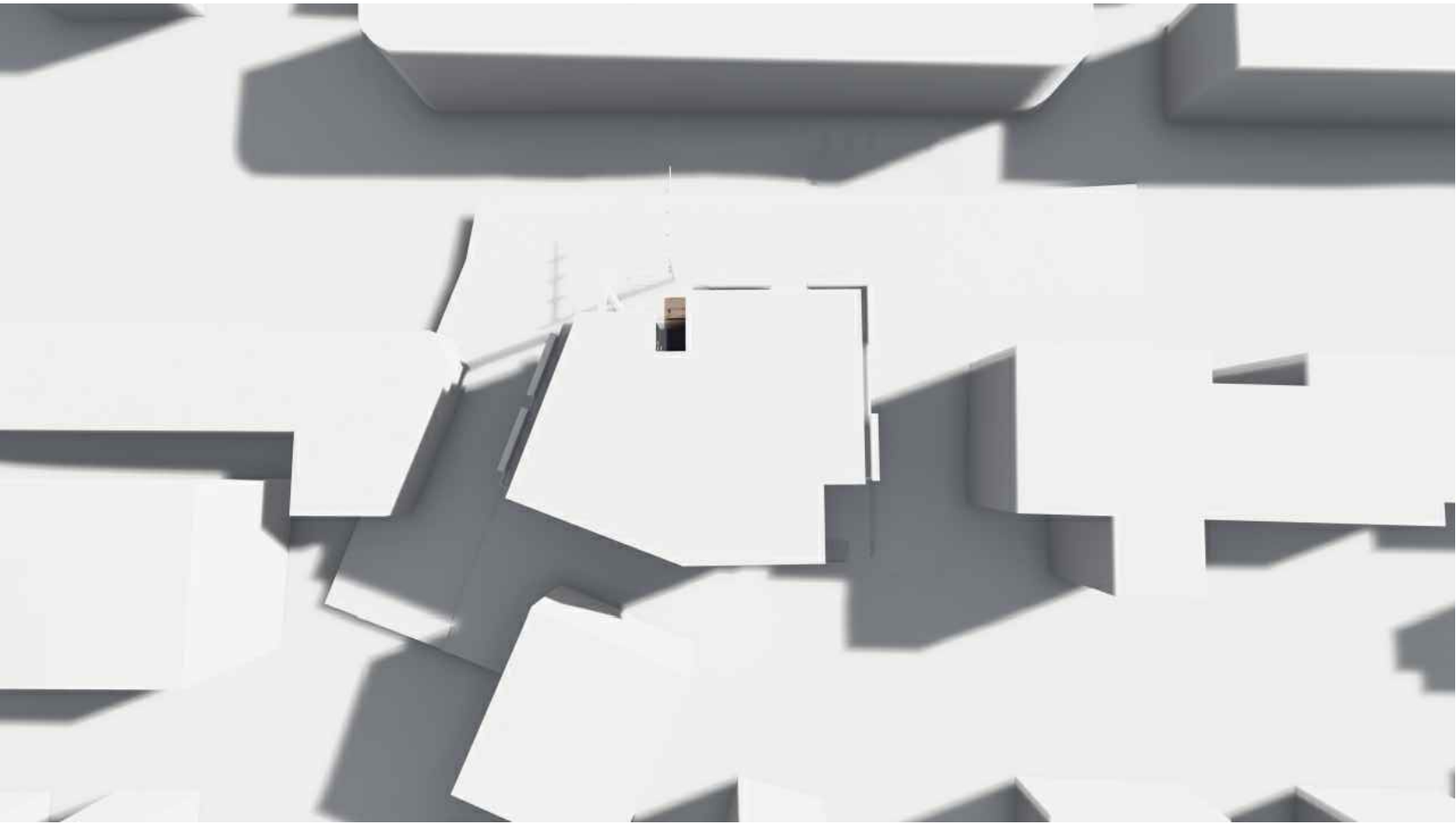
SCALE	NTS	DATE	October 2022
PROJECT NO.		REVISION NO.	0
DRAWN BY		DRAWING NO.	AV1
VERIFIED BY			



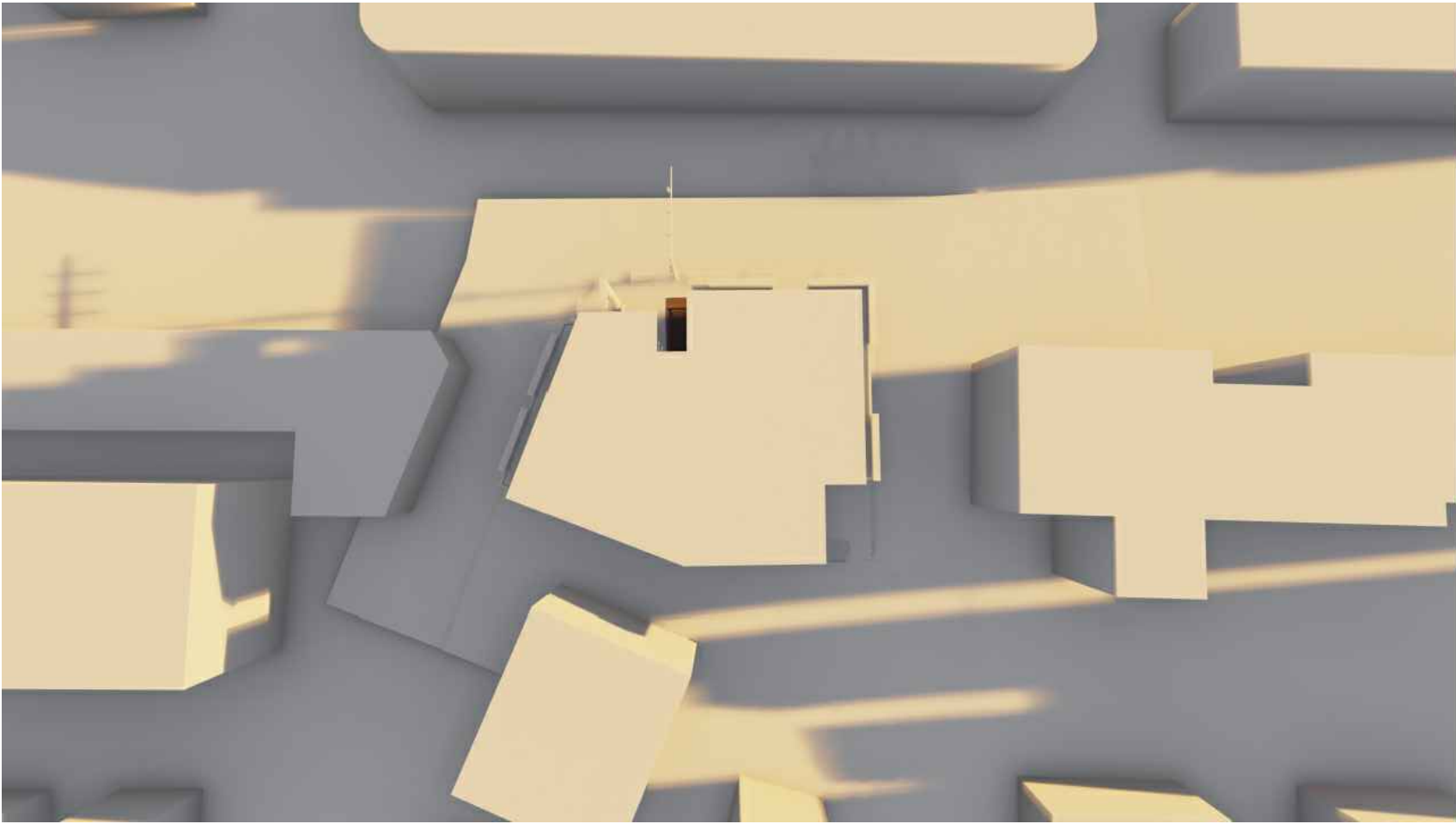
March 21st 9am



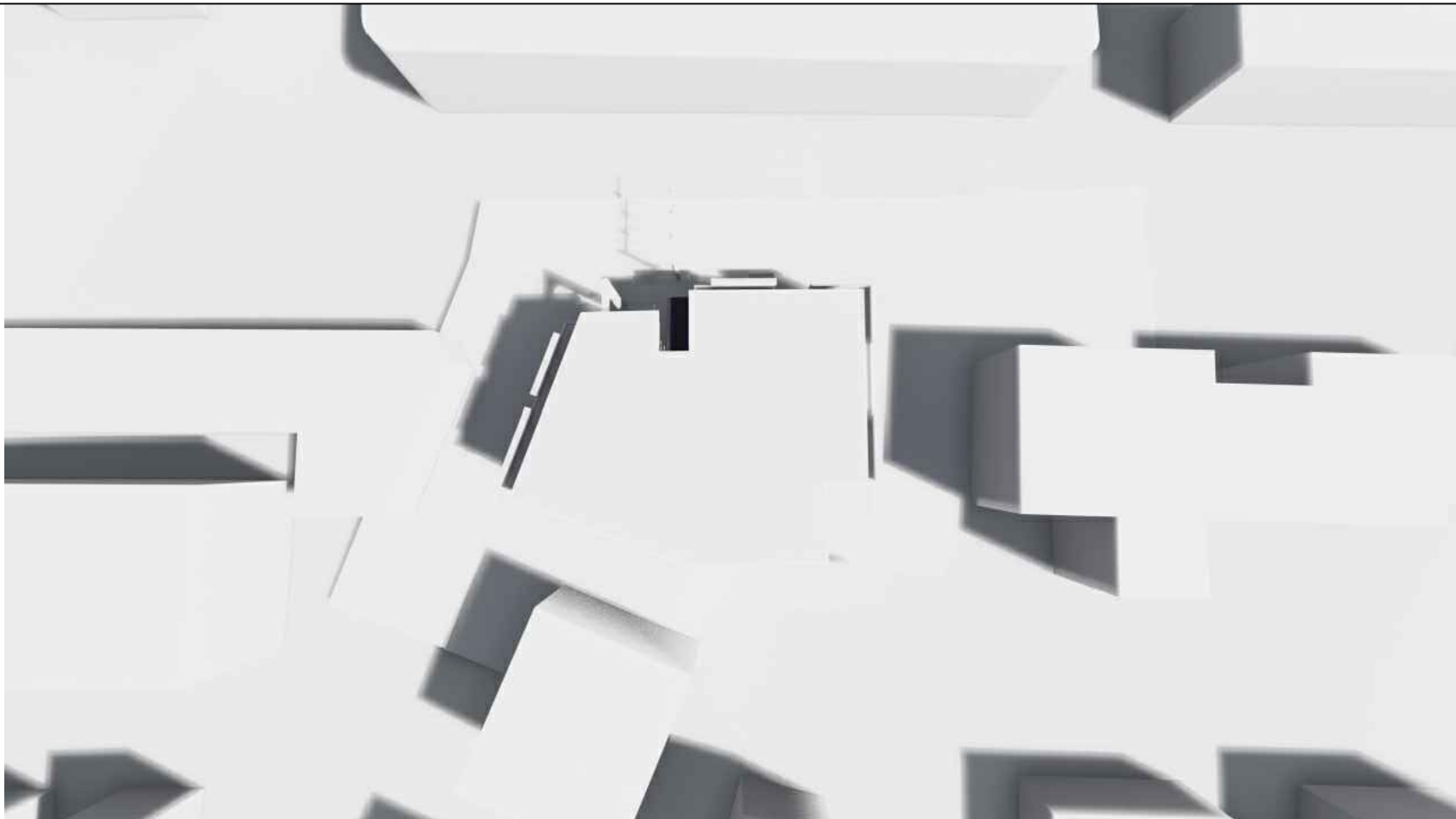
June 21st 9am



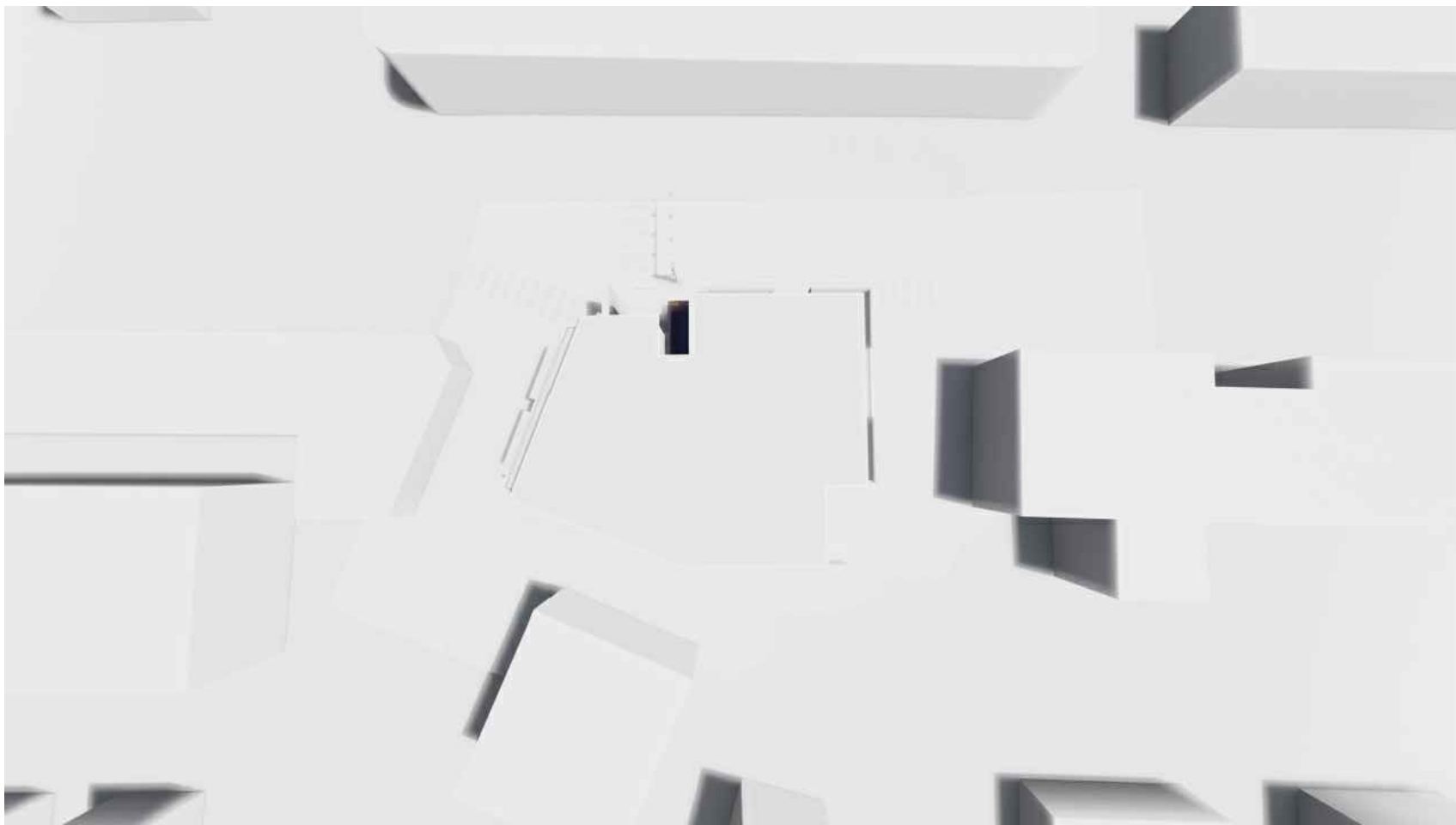
September 21st 9am



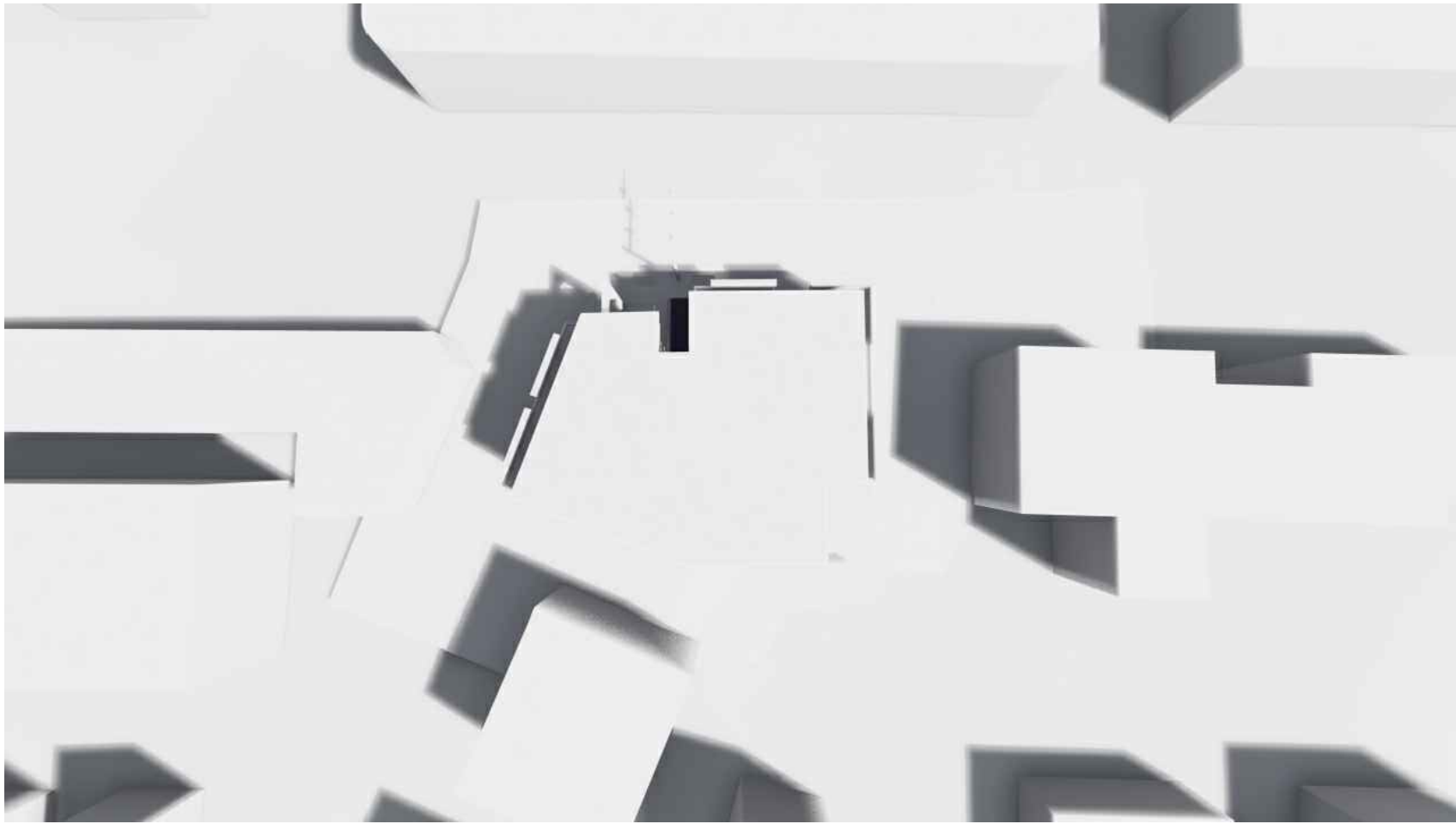
December 21st 9am



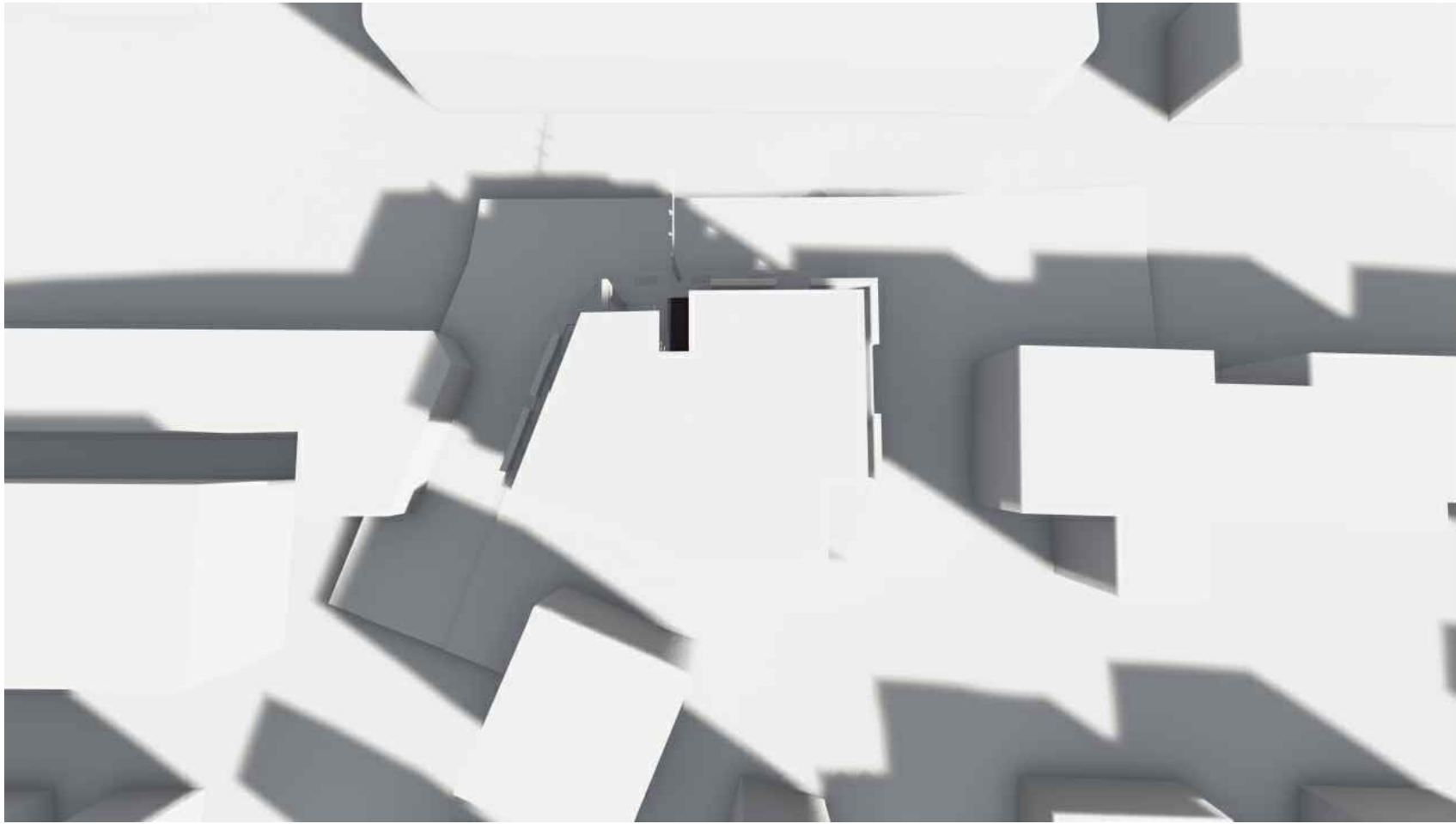
March 21st 12pm



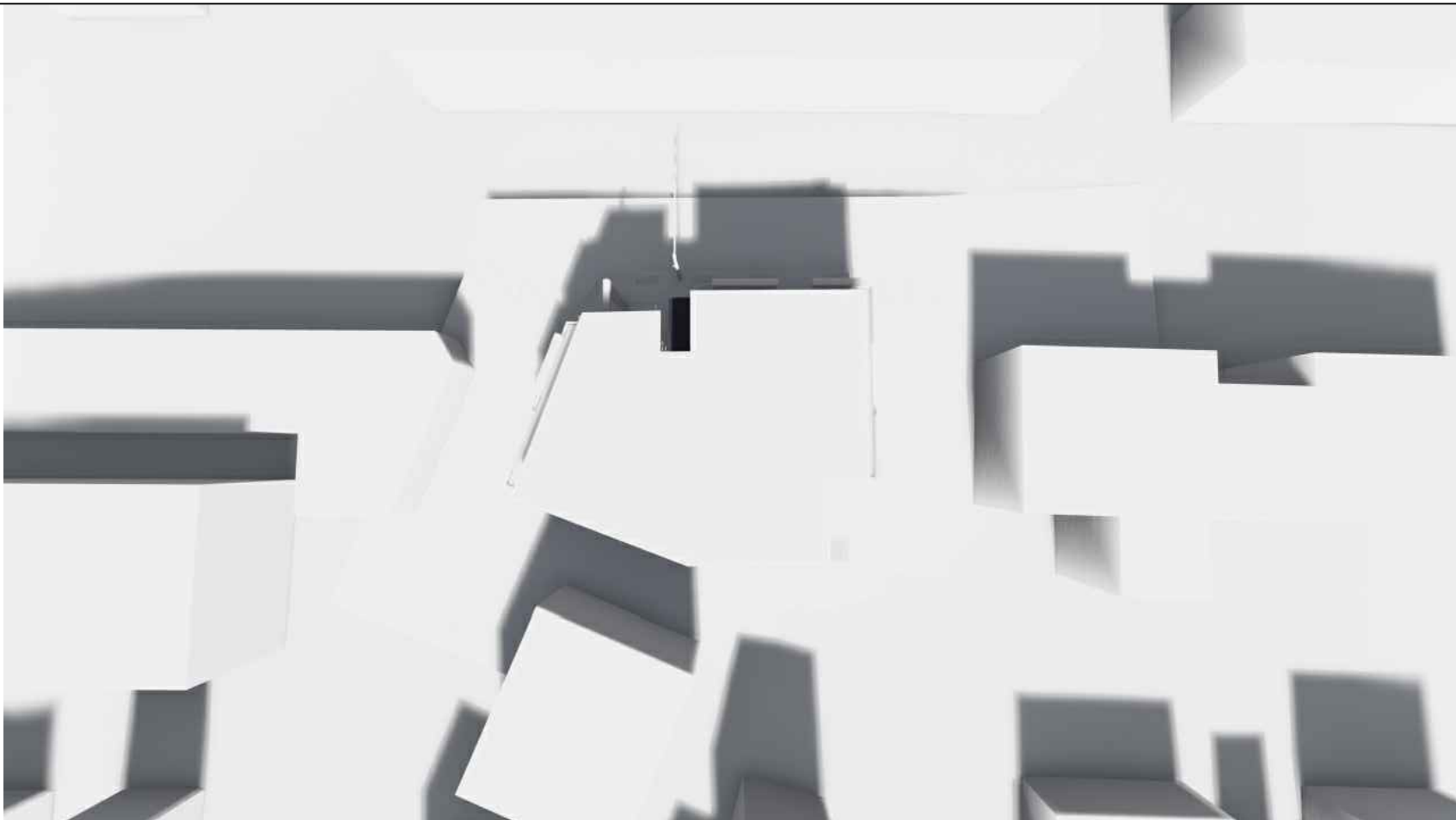
June 21st 12pm



September 21st 12pm



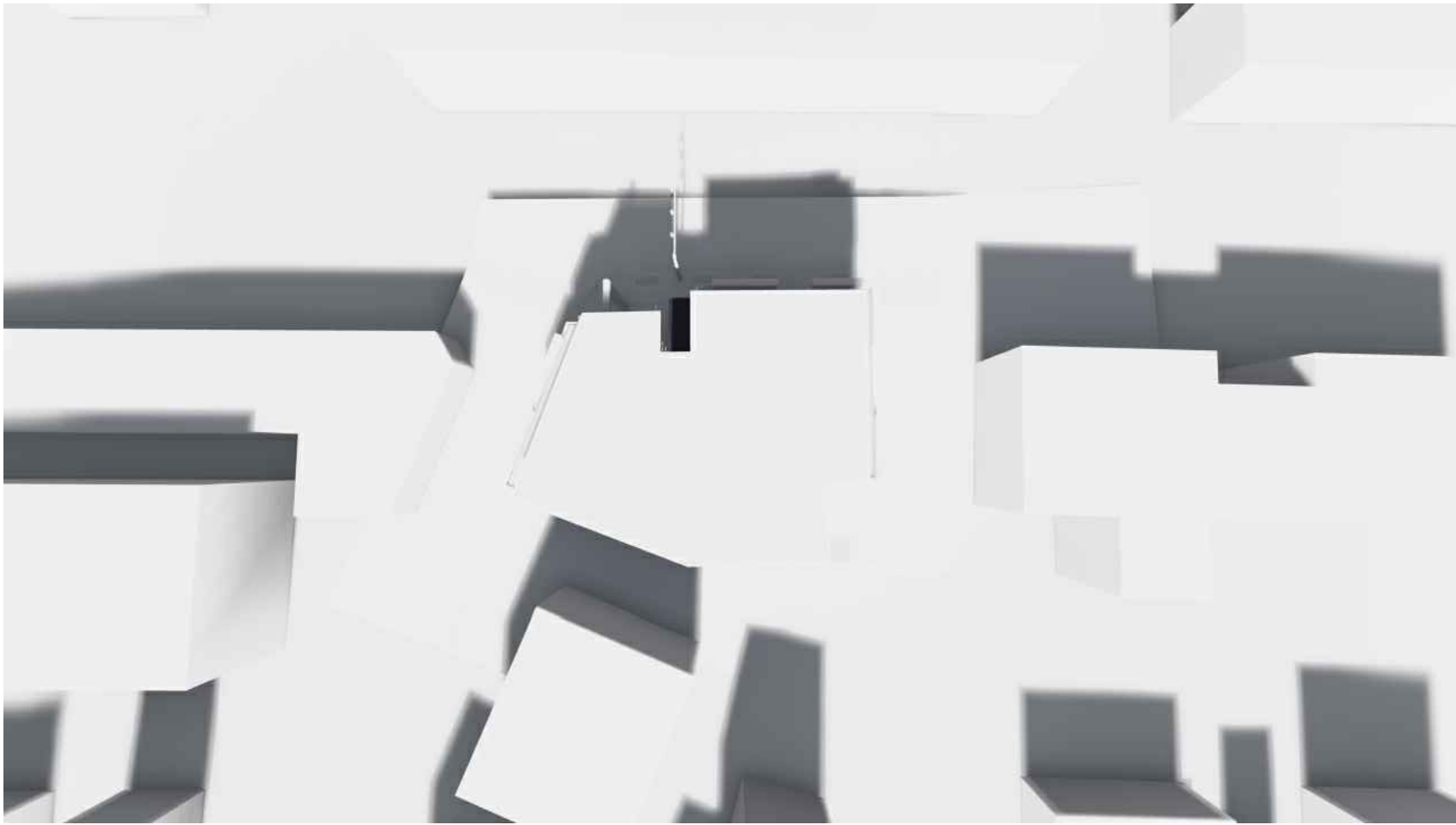
December 21st 12pm



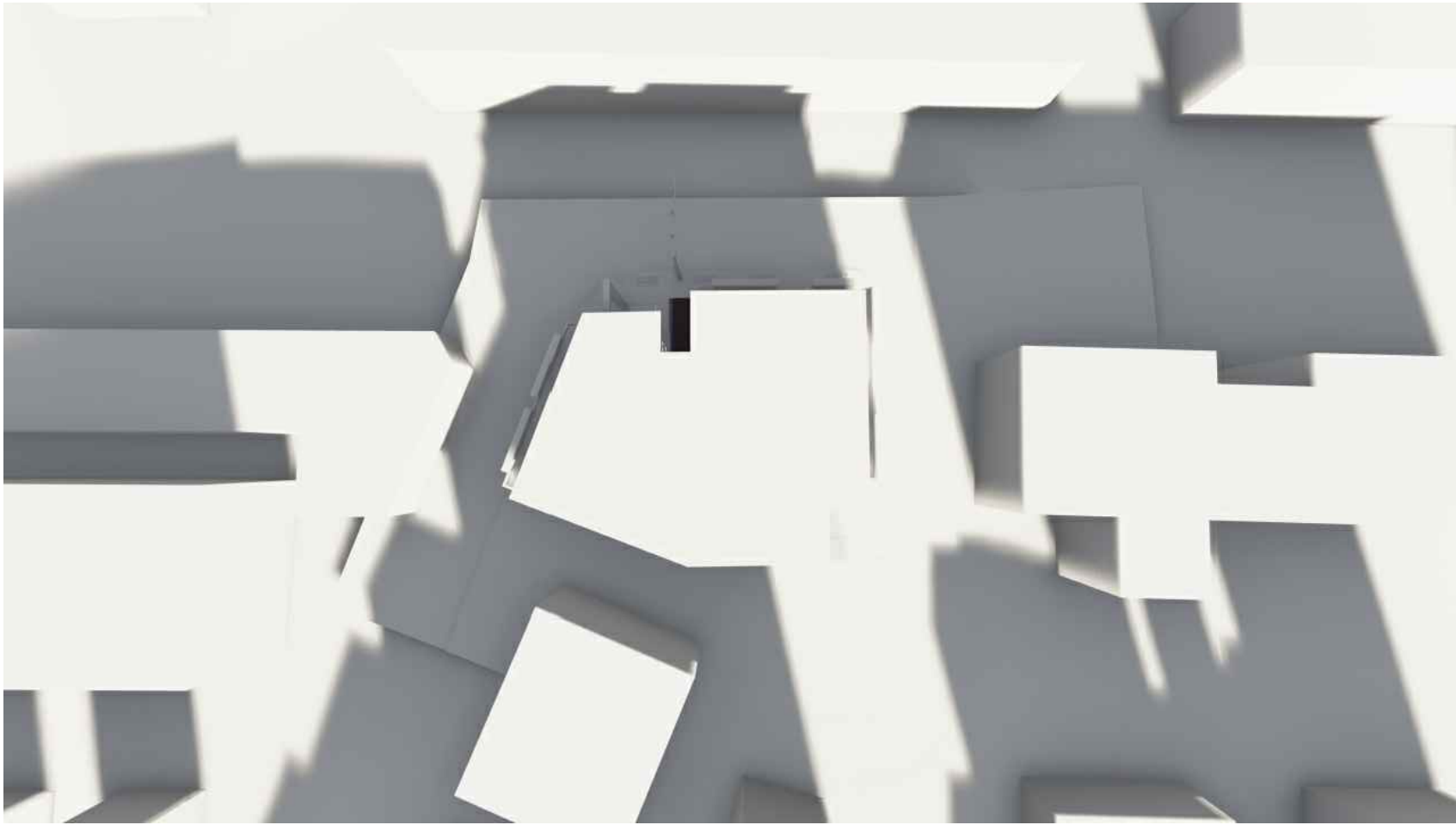
March 21st 3pm



June 21st 3pm



September 21st 3pm



December 21st 3pm

06	01.16.2023	ISSUED FOR REVIEW	
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SUB. NO.	SUBMITTAL DATE	DESCRIPTION	REV. NO.

ARCHITECT'S SEAL:



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CLIENT INFORMATION	
SUMMIT REAL ESTATE STRATEGIES LLC.	
PROJECT LOCATION	
190-200 Massachusetts Ave Arlington, MA 02474	
DRAWING TITLE	
SHADOW STUDY	
SCALE	DATE
NTS	October 2022
PROJECT NO.	REVISION NO.
	0
DRAWN BY	DRAWING NO.
VERIFIED BY	AS